ANNUAL REPORT 1958 - 1959

Del Norte County Planning Commission

1—County Fairgrounds Race Track

2—Boy Scout Tree

3—Never-Dying Redwood Tree, 20 trees growing from one trunk

4—National Tribute Grove, Redwoods

5—Del Norte Golf and Country Club

6—Jedediah Smith Memorial State Park (Hiouchi)

7—Stout Memorial Tree, 340' high

8—Gasquet, Old Stage Coach Depot, Airstrip, Picnic Grounds, Resorts

9—Madrone Campground

10—Cedar Campground

11—Patrick Creek, Campground, Swimming and Fishing

12—Trout Farm

13—Elk Creek Camp

14—Big Flat, Camping, Fishing

15—Pelican State Park

16—Indian Reservation, River's End

17—Mouth of Smith River, Salmon and Steelhead Fishing, Boating, Resorts

18—Sand Dunes

19—Lake Earl and Lake Talawa, Duck Hunting and Fishing

20—Del Norte County Airport, Scheduled Air Line and Charter Service

21—Point St. George Coast Guard Station, Clam Digging

22—Battery Point Lighthouse

23—Crescent City Harbor, Lumber Docks and Oil Terminal

24—Citizen's Dock and Small Craft Harbor, Commercial and Sport Fishing

25—Wilson Creek, Ocean View and Picnic Beach

26—Unusual Trees

27—General Custer Tree, Largest Known Sempervirens in the World

28—Mouth of Klamath River, World-Famed Fishing, Salmon, Steelhead, Boat Races, Resorts

29—Klamath Glen, Fishing, Resorts, River Boats, Airstrip

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PLANNING COMMISSION

DEL NORTE COUNTY

Crescent City, California

F. MacRAE THOMSON
Chairman
J. R. HULBERT, JR.
JOHN W. SHORT
BENNY BEASLEY
S. ANDREW McBETH
EVERETT K. HURSH
ALBERT WHEELON
Consultant

July 1, 1959

Honorable Board of Supervisors
County of Del Norte
Crescent City, California

Gentlemen:

As required by Section 65541, Chapter 3 of Title 7, of the Government Code of the State of California, the Del Norte County Planning Commission has prepared and submits herewith the Annual Report for the fiscal year 1958-59.

Planning has become an important factor in the orderly growth and development of cities and counties throughout the State. Expenditures for County Planning have risen from one million dollars in 1950-51 to 2.65 million in 1956-57. Paid planning personnel has increased from 210 in 1951-52 to 440 in 1956-57. As of January 1, 1958, fifty-five counties in California have Planning Commissions--thirty-five with paid staffs, and only three counties are without Planning Commissions.

Del Norte County, while small in population (estimated 19,000 in 1958) and remote, is not lagging behind a majority of the counties in the State in such matters as land use and zoning, recreational planning, and traffic circulation. The Master Plan is as yet far from completed, but definite steps have been taken toward completion. It is possible that a second look should be taken at the Master Plan, which was adopted in 1953 shortly after the reactivation of the Planning Commission. Good planning decrees the Master Plan be revised as changing conditions warrant. The Commission is basing its plans on an estimated population of 20,000 in 1960, 29,300 in 1970, and 38,000 in 1980.

The Commission takes this opportunity to thank the members of the Board of Supervisors for their cooperation and assistance during the past year. The Supervisors' representative on the Commission, Mr. Harold Del Ponte,has been most helpful to the Commission.

Respectfully submitted,

F. MAC RAE THOMSON, Chairman

ALBERT WHEELON, Consultant

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COUNTY OF DEL NORTE

1958-59

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BOARD OF SUPERVISORS

Fred D. Haight, Chairman District #3

Harold Del Ponte, District #5 Austin Hunter, District #4

Don Clausen, District #1 J. W. McDonald, District #2

-

PLANNING COMMISSION

F. MacRae Thomson, Chairman

John R. Hulbert, Crescent City Benny Beasley, Fort Dick

John Short, Crescent City Andrew McBeth, Klamath

Everett K. Hursh, Smith River Harold Del Ponte, Ex-officio member

STAFF

Albert Wheelon, Consultant Dorothy Sinclair, Clerk

OFFICE

Room 13 County Courthouse
5th and H Streets
Crescent City, California

MEETINGS

Regular meetings were held on the fourth Tuesday evening of each month from July through November in Room 19, County Courthouse. In December the meeting date was changed to the third Tuesday of each month.

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B U D G E T

	Allowed year ending 6-30-59	Expended year ending 6-30-59	Allowed 1959-60
SALARIES & WAGES:			
Secretary	480.00	480.00	480.00
Consultant	1,200.00	1,200.00	
MAINTENANCE & OPERATION:			
Travel & Meetings	150.00	69.60	150.00
Publications & Advertising	150.00	134.48	175.00
Attendance - Planning Conference	150.00	194.28	150.00
Office Supplies & Miscellaneous	100.00	78.69	75.00
Professional Services	3,400.00	2,481.19	4,500.00
Attendance at Meetings	900.00	600.00	750.00
Equipment		500.00	
TOTAL	$6,530.00	$5,738.24	$6,280.00

THE MASTER PLAN

When the Del Norte County Planning Commission was reactivated in 1953, its first effort was to adopt a Master Plan. With little experience in planning, the Commission sought assistance from the Humboldt County Planning Commission. The following Master Plan was developed and adopted on July 13, 1953 as the Master Plan for Del Norte County.

1. Land Use Plan
2. Housing Plan
3. Public Building Plan
4. Street and Highway Plan
5. Conservation Plan
6. Parks and Recreational Plan
7. Agricultural Plan
8. Transportation Plan
9. Building Code
10. Analysis of County Government
11. Public Service Plan
12. General Public Relations Plan
13. Advertising
14. Other Plans
15. Recapitulation of Results

SPECIFIC PLANS:

To accomplish the purpose set forth in the Master Plan, certain specific plans have been made and others are in preparation.

LAND USE:

A general land use plan has been prepared and will be submitted to the Planning Commission in July. This plan will be an aid to better County planning and a guide to zoning for the protection of residential properties from encroachment by commerce and manufacturing and protection of agriculture from encroachment by residential or commercial development. It shows the potential for agricultural, commercial, industrial and residential development within the County.

In the course of preparation of land use plan, it became apparent that there are several areas in the County which are urban in character or are tending toward urbanization. The Planning Commission has recommended that an area surrounding Crescent City be made an "urbanized area". The area contains approximately thirty-three square miles and in general is highly developed. The Planning Commission resolution recommending the establishment of the "Crescent City Urban Area" is currently before the Board of Supervisors for approval.

PRECISE ZONING:

In addition to the precise zoning districts shown in the last annual report, two additional areas have been zoned:

1. The VIPOND SUBDIVISION has been zoned as an R-1 District.

2. DEL NORTE COUNTY AIRPORT ZONING DISTRICT: To meet the requirements of the Public Utilities Code and Standards

of the Civil Aeronautics Administration, the zoning of an area adjacent to the airport was recommended by the Planning Commission. This ordinance limits the heights of buildings and obstructions within 12,000 feet of the landing areas of the airport and within 50,000 feet in the direction of the instrument approach runway which runs northerly along the coast to Smith River. Height limits within 7,000 feet of the airport are kept below 150 feet and tapering upward to 400 feet in height at a distance of 12,000 feet.

The purpose of this ordinance is to reduce the hazards to aircraft and passengers approaching the airport; also to minimize the danger to structures from low flying aircraft.

The ordinance, #283, was adopted by the Board of Supervisors on March 23, 1959.

AMENDMENT TO ORDINANCE NO. 200, RE: HOUSE TRAILERS IN R-1 ZONES:

In response to the request of numerous property owners living in R-1 Districts an amendment to Enabling Ordinance No. 200 was prepared by the Planning Commission.

This amendment specifically states that "for the purpose of this Ordinance, trailers, trailer coaches and trailer houses shall not be considered dwellings", and prohibits locating same in R-1 Districts. It further requires that house trailers now located in R-1 Zones shall be removed therefrom within five years after the effective date of the amendment, unless a use permit shall have been first obtained. The purpose of

the ordinance, #285, which was adopted by the Board of Supervisors May 25, 1959 is to prevent depreciation of property values in high-class residential areas by encroachment of trailers. As trailer living is rapidly becoming a way of life, it is to be noted that trailers are not prohibited in R-2 and R-3 Districts, nor in commercial, manufacturing, or agricultural districts.

STREETS AND HIGHWAYS MASTER PLAN:

A street and highway master plan has been prepared and will be presented to the Planning Commission in preliminary form at the August meeting. An attempt has been made to show which streets, roads, and highways should be opened or improved to provide an adequate road net for the County. The plan is diagrammatic. Precise plans will be prepared after engineering studies have been made.

The plan will serve as a guide to subdividers laying out streets and roads. The plan also shows a proposal for re-routing the Roosevelt Highway when traffic conditions make this imperative.

MASTER PLAN FOR BEACHES AND PARKS:

The Planning Commission has been trying since 1947 to establish a beach park adjacent to Pebble Beach Drive. Funds for acquisition have been available for many years. This park, Priority No. 1 of the County Master Plan approved by the Board

of Supervisors November 12, 1956, is shown as Priority No. 29-L of the State Five-Year Master Plan. Precise plans for Pebble Beach Park have been in preparation by the State Division of Beaches and Parks since February 1958. The County Planning Consultant appeared before the Davis Sub-committee in October 1958 and was informed that upon receipt of a resolution by the Board of Supervisors requesting that steps be taken to accomplish Priority No. 1, the same would receive immediate attention. On December 8, 1959 the Board passed Resolution No. 1074 requesting this project, and sent copies to all concerned. However, there has been no further action by the Division of Beaches and Parks to date. No plans have been received for consideration by this Planning Commission. No acquisition has been undertaken, although the amount of $55,275 has been appropriated for these many years.

Priority No. 2 - WILSON CREEK BEACH. Supervisor Del Ponte, with the assistance of Assemblyman Frank Belotti and Senator Randolph Collier, was successful in having $45,000 reinstated in the budget of the Division of Beaches and Parks for the construction of facilities at this park. The development of Wilson Creek Beach Park will provide the County with a beach, which when ultimately developed, will be similar to Jedediah Smith State Park. Jedediah Smith State Park is one of the finest in the state. It provides overnight camping, picnicking, fishing, as well as an outdoor theater, camp fire circle and hiking trails. According to the

Superintendent of the Park, its facilities are used to capacity and many visitors are turned out during the season for lack of space. The development of Wilson Creek Beach will attract many visitors and will accommodate the overflow from Jedediah Smith State Park.

MASTER PLAN FOR RECREATIONAL FACILITIES:

The recreational facilities study was made in compliance with Assembly Bill 32, Chapter 2318, Statutes of 1957 and in accordance with Section 765, Title 7 of the Government Code of the State of California. The plan sets forth the existing facilities and the pattern of development as proposed to the year 2,000.

This is a long range study and, in its preparation and development, was coordinated with the local offices of the Six Rivers National Forest, the State Division of Forestry, and the State Division of Beaches and Parks. The study covers existing and proposed recreation facilities to be developed throughout the County by Federal, State and County agencies. It includes camp grounds, recreational attractions, scenic and picnic areas, roadside rests and access roads to serve the same. This report was broken down into time spans ending in the years 1960, 1963, 1968,1980 and 2000. The study was approved by the Board of Supervisors as the County's Master Plan for recreation in May 1959.

BUILDING CODE:

After rejection of the Uniform Building Code by the Board of Supervisors in February 1958, a minimum code was prepared and submitted to the Board, but failed of adoption in October. It was thought that the proposed code, while desirable for urban properties, was in fact unnecessary in the sparsely settled areas of the County. It was suggested that certain areas which are highly developed as commercial or residential areas or seemed likely to develop as such in the near future be established as "urbanized areas". A building code and any other desirable regulations could be then adopted to apply only in such urbanized areas.

The first of such "urbanized areas" has been approved by the Planning Commission after required public hearings, and referred to the Board of Supervisors for adoption.

STREET NAMING:

A study of street naming was instituted by the Planning Commission under Section 65711 of Article 13, Title 7 of the Government Code. It was found there were many duplications of street names in the area immediately adjacent to Crescent City; that streets in some cases had two or more names and that street prolongations would not in many cases carry the same names.

Upon completion of the study by the Commission, several informal hearings were held, and the required public hearings,

after which the Planning Commission recommended the change of sixty-five street names in the area adjacent to Crescent City. These street names were officially changed by the Board of Supervisors by Resolution No. 1160 adopted June 22, 1959.

The general street naming pattern adopted by the Planning Commission is: North and South thoroughfares are to be called streets, and east and west thoroughfares are to be called avenues.

ACCESS ROADS TO NEW HIGH SCHOOL:

At the request of the Superintendent of Schools, the Planning Commission made a study of access roads and traffic flow to the new high school and the Bess Maxwell Elementary School. Upon completion of the study, the Commission recommended that Harding Avenue be opened from Northcrest Drive to Eldorado Street.

Except for 350 feet between Roosevelt Subdivision and Crescent City Manor Unit #1, Harding Avenue had been dedicated to the County by subdividers. The owner of this 350 feet, Mr. J. H. Tarman of Oakland, was contacted and graciously deeded a 60 foot strip to the County so that the dedication might be complete throughout.

The Board authorized a cost study for the improvement of Harding Avenue, and also a study of the possibilities and cost of an access road from Washington Boulevard on the north. The County Engineer prepared and submitted to the Board on

April 22, 1959 the following estimates:

1. Improving Harding Avenue from Northcrest Drive to Eldorado Street $29,170.00

2. A road through High School property to Washington Boulevard (no right-of-way required) . . . . . $ 4,410.00

3. Extension of Glenn Street to Washington Boulevard (exclusive of right-of-way) . . $12,940.00

Copies of the Engineer's report were submitted to the Superintendent of Schools.

PREVIOUS YEAR'S PLANS:

1. Preliminary Flood Control Plan for the Elk Valley Drainage Basin: A preliminary plan is in preparation. However, as this is a long range study much field work and exploration will be required before practical or satisfactory plans can be developed.

2. Master Plan for development of recreational facilities: This plan has been completed, see page 9.

3. Sanitary Studies: These studies have not yet been initiated. The Commission hopes, working in conjunction with the Crescent City Planning Commission, to develop a Master Plan for sewerage and sanitation in the Crescent City area. In the Smith River area, the County Sanitarian advises that at present there is no problem--that septic tanks and leaching lines are serving very satisfactorily. In the Klamath area a sanitary district has been formed and surveys made. Since the flood of 1955, the tax base has been so low that no further action has been undertaken.

4. Master Plan for Streets and Highways: Preliminary plans have been completed, see page 7.

5. Flood Control: Working with the Del Norte County Flood Control District and County Engineer's Office, studies have been undertaken in the Filkins Tract, Roosevelt Subdivision, and Bertsch Tract. A drainage map on the scale of 1" equals 100' has been prepared for the Filkins Tract. A similar map has been prepared for the south half of the Bertsch Tract, (the inhabited portion), which map also shows contours at 5 foot intervals. Drainage correction has been undertaken by the Flood Control District in all three tracts. This correction includes the re-routing of drainage channels, the clearing of channels and spraying to retard growth, and the installation of some drainage structures. As an adjunct to the drainage problem, the Flood Control District is also doing Mosquito Control Work.

6. Land use study and zoning: Preliminary land use plan has been prepared, see page 5.

7. Master Plan for Roadside Rests: A preliminary plan has been prepared, but no detailed plan has been commenced, as at present there are no funds available for acquisition and improvements.

PLANS FOR YEAR 1959-60:

1. Continue study of Elk Valley Drainage Basin.
2. Complete Drainage study in Bertsch Tract.
3. Study drainage problem in Roosevelt Tract.
4. Prepare Master Drainage Plan.
5. Complete Land use study and recommend zoning.
6. Complete Master Plan for Roadside Rests.
7. Recommend Building Code for Urbanized Areas.
8. Cooperate with Health Department regarding Sanitation problems.
9. Cooperate with Flood Control District regarding Sanitation problems.

S U M M A R Y

REGULAR MEETINGS HELD	12
SPECIAL MEETINGS HELD	0
PUBLIC HEARINGS HELD	14
ZONING DISTRICTS ESTABLISHED	2
VARIANCES TO ZONING ORDINANCES:	
Applications received	1
Variances approved	1
USE PERMITS IN ZONED DISTRICTS:	
Applications received	1
Use Permits approved	1
BUILDING PLANS:	
Building plans submitted	2
Building plans approved	2

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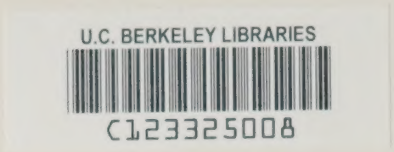

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